

FAX TRANSMISSION

Bureau of Land Management
5665 Morgan Mill Road
Carson City, NV 89701
775-885-6085
Fax: 775-885-6147

DATE: October 6, 2003

TO: Kate Rao

FAX: (415) 947-3549

FROM: Greg Phillips

PAGES, including this cover Many

COMMENTS: Pine information.

Greg Phillips

**UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION IX
Bureau of Land Management Office
5665 Morgan Mill Road
Carson City, NV 89701**

December 20, 2002

Bureau of Indian Affairs, Western Nevada Agency
Robert Hunter, Superintendent
1677 Hot Springs Road
Carson City, Nevada 89706

Mr. Hunter:

Thank you and Curtis Milsap for taking the time to meet with me on December 9, 2002 concerning the Pine View Estates. The information concerning the status of the project have been helpful and I am glad we have the opportunity to work together on this and future issues concerning Nevada Tribes and environmental concerns.

As mentioned in the meeting, you have requested a letter outlining the information I am requesting concerning the Environmental Assessment Report for Pine View Estates dated December, 1998. I am requesting the following information:

- Time line for revised Environmental Assessment for project mentioned.
- Copy of approved lease agreement
- Copy of approved sublease
- Copy of Development Plan
- Copy of Drainage Plan
- Copy of clustered septic systems design
- Copy of the Archeological Inventory
- Copy of the Revegetation Policy

Another issue mentioned on the Finding of No Significant Impact(FONSI) is the FONSI is contingent on the continued attempts by the Lessee to negotiate fire protection services and taxing with appropriate local agencies. Could you provide correspondence and information concerning what attempts and agreements have been negotiated with appropriate local agencies?

Again, thank you for your attention to this matter and if you would like to discuss this request or have any other questions, please call me at (775) 885-6085.

Sincerely,

Greg Phillips
Project Officer
Indian Programs Office

cc: Clancy Tenley, Indian Programs Office Manager
File

Jeanne,

Just have a few notes concerning the Washoe Tribe and the attached EA. As we talked about on the phone, you may want to discuss w/ Dave and let me know what our options are to help the Washoe Tribe with thier concerns. They would like to know if we could help with the following:

A letter/meeting with BIA on the issues attached.

An inspection of the septic systems capacity(I will work with Water Division)

Possible DITCA on enforcement issues(I will work with Calncy)

Approx. 100-120 houses are developed and more are being constructed currently.

Greg Phillips
775-885-6085


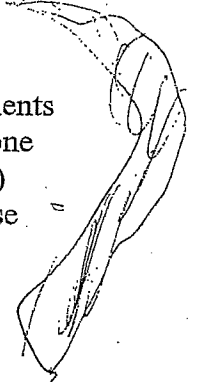
Pine View Estates -

All Septics Approx. 10 households per system.

Subleased. Approved by BIA. 99 year leases

Leases to homeowners(Subleases) Deeding option?

Issues w/ EA:

- 
- 
- Stick houses ✓
 - Septic Systems 40 residents+
 - Impact to surrounding allottments
 - All vegetation and wildlife gone
 - Subleases?(Approval process)
 - Services - Emergency response
 - Clearcutting
 - Archeological Inventory

Questions for Curtis Milsap - BIA (as mentioned in EA)

- Revegetation Policy ✓
- Drainage Plan
- Copy of lease(Sublease)
- Development Plan
- Landscaping covered by Homeowners Association ✓
- Contingent on emergency services negotiated w/ local government.

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United States Department of the Interior

BUREAU OF INDIAN AFFAIRS
WESTERN NEVADA AGENCY
1677 HOT SPRINGS ROAD
CARSON CITY, NEVADA 89706

BUREAU OF LAND MGMT
CARSON CITY
FIELD OFFICE

2002 DEC 26 AM 11:47

IN REPLY REFER TO:

Real Property Management
(775) 887-3570

DEC 24 2002

UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION IX
BUREAU OF LAND MANAGEMENT
ATTN: Mr. Greg Phillips, Office of Indian Programs
5665 Morgan Mill Road
Carson City, NV 89701

Dear Mr. Phillips:

Reference is made to your correspondence to this Agency dated December 20, 2002, regarding your request for information concerning a Business Lease located on Indian Trust Lands, Douglas County, Nevada. My paramount concern is the reason behind your sudden interest in this development and request for information. This development has been in existence for over five (5) years and your San Francisco Office is certainly aware of its existence due to the fact that this Agency has requested their assistance in preparing the required water testing procedures and the Lessee has taken advantage of the EPA's training in the development and testing of drinking water. EPA is provided with copies of all water testing results.

Some of the documents which you are requesting contain financial information which this Agency is not at liberty to merely provide to any party who makes the request. Some examples are the Master Lease and the Sublease. The other items are documents which we are gathering and we are in the process of discussing your request with in the Indian Landowners and Lessee.

During our meeting with you, we advised you that this area had an existing partial development and a disturbance of the property. You were also informed that this area had been used as a dumping ground for household garbage, old appliances, and junk cars. This area also contained trees infested with beetles and had dead trees all of which has been removed.

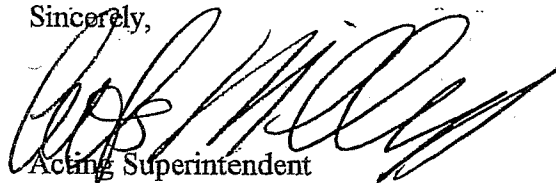
Your correspondence also mentions the Lessee attempts to negotiate fire protection services and taxing with appropriate local agencies. As mentioned to you in our meeting, the residents of the area involved in a business lease do pay appropriate taxes to Douglas County of which funds compensate the County for emergency service to include fire protection and ambulatory/paramedic services. A copy of Douglas County Tax assessment/billing statement which is provided to all occupants of the lease area is attached for you review. There would be no reason to enter into any agreements with appropriate agencies for services since the residents pay taxes to receive services. We also advised you that the Lessee has contacted and has been working with the local fire departments due to the

development is the only development in the immediate area to install fire hydrants. The local fire department has the use of the fire hydrants for any emergency use in the area.

We have also attached correspondence from the Washoe Tribal Chairman dated June 9, 1997, which provides a positive attitude toward the development.

We cannot provide you with an immediate time line to receive the revised Environmental document due to your request is at the beginning of the Holiday Season. We anticipate your response the above information and if you should have any questions, please feel free to contact this Agency at the address or telephone number provided above.

Sincerely,

A handwritten signature in black ink, appearing to read "G. B. May", is written over the typed name "Acting Superintendent".

Acting Superintendent

Enclosures

Douglas County Tax Collector

PROPERTY LOCATION/DESCRIPTION				
ACCOUNT NO.	OWNER/LOCATION	DISTRICT	DATE	
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	

MAY, RAYMOND
P O [REDACTED]
MIDDLE, [REDACTED]

**PERSONAL PROPERTY TAXES
FOR FISCAL YEAR:**

2001-02

[illegible]

LEASE NOTE: